



SHEBOYGAN E-FREE CHURCH

Master Plan Phase 1 Scope

Our congregation has an incredible history of taking courageous steps in order to maximize our effectiveness in multiplying committed followers of Jesus Christ both locally and globally. We did major expansions in 1949, 1976 and 1989 that significantly aided in our ability to minister to Sheboygan County and the world. The facility is a tool we use to serve and minister to people, and this is an opportunity to make significant improvements to that tool as we address five key facility elements. As we address these facility needs, we will truly see our building help us build God's kingdom and serve Sheboygan County better.

The five key facility elements that have governed the Master Plan Team could be thought of as "Five Hurdles to Effective Ministry in our Facility." Each one of them presents a problem which we are currently trying to overcome by compensation, creative scheduling, going without or "making do." This facility sometimes works against us, and it is our intention to improve it so that it can work with us, for God's glory.

Master Plan Timeline

- 2000's** – First discussions of how to expand space, including potential relocation.
- 2011** – Decision to stay in our current location.
- 2012** – First house purchased; God provides for us to purchase adjacent properties.
- 2015** – Elders approve creation of Master Plan Team
- 2017** – Presentation on church vision based on need and opportunity to congregation
 - Interviews for architects are held.
 - Station 19 is contracted
- April 2018** – Congregation votes "yes" to have preliminary Master Plan design drawings started.
- July & August 2018** – Congregational listening sessions held to review and improve Master Plan design.
- January 2019** – Work on parking lot begins
- May 19** – Body Life Update

Five Key Facility Elements



PARKING



SANCTUARY



WELCOME CENTER



SECURE CHILDREN'S MINISTRY



FLEXIBLE MINISTRY ROOMS

Estimation of Construction Costs

Concept Only – To Be Verified – Varies by +/-20%.
Based on today's dollars. This estimate will change as construction and plan details are finalized.

Existing Building Remodeling	\$2,830,000
New Construction (Sanctuary & Lobby)	\$2,970,000
Elevator	\$150,000
Fire Suppression	\$220,000
East Parking Lot	\$150,000
Canopies & Signs	\$180,000
Subtotal: Base Construction Cost	\$6,500,000
Contingency (10%)	\$650,000
Total Construction Cost	\$7,150,000
Soft Costs and FF&E*	\$1,350,000
Total Project Cost	\$8,500,000

FF&E is furniture, fixtures, and equipment within the building.

Potential Construction Timeline

*time line is an estimate, and subject to change
based on finalized Phase 1 scope.

WHAT	START	END
Congregation Presentation / Vote	5/19/2019	5/19/2019
Budget and Determine Phase 1	2/23/2020	4/5/2020
Develop Phase 1 Construction	4/5/2020	5/31/2020
Confirm / Finalize Phase 1 Cost	5/31/2020	6/21/2020
Finalize Phase 1 Scope	6/21/2020	7/5/2020
Prepare Construction Documents	7/5/2020	9/13/2020
Construction Bid	9/13/2020	10/11/2020
Phase 1 Construction	10/11/2020	10/10/2021
Dedication / Celebration	10/10/2021	10/17/2021

FAQs

Are we really outgrowing this facility?

We've had to limit ministry sizes because of our facility, as well as move ministry offsite to have adequate space. Our facilities (like our special needs and wheelchair accessibility) don't meet the safety and comfort standards for our congregation. Between first, second and third services, the amount of people in the hallways is a safety and accessibility issue. Our children's wing doesn't meet the safety and child protection standards we desire to provide for our young families.

Why do we want to do this project now?

Cost of doing the project now and in one portion is more efficient and cost effective than doing multiple remodel or expansion projects over a number of years. Reactive, piecemeal projects that temporarily address needs result in far greater expense and inconvenience. The Master Plan purpose is to accomplish a coordinated, organized and holistic accomplishment of the vision of the church regarding our facilities.

Can our church congregation afford this project?

We have the means as a church, and it will require the will of faith and sacrifice from our leadership and congregation.

Are we just trying to get a fancy building?

We are a body of believers, not a building, but our building is a key tool that we use to facilitate our call as a church. We are addressing our 5 key facility needs with an up-to-date design in a way that will effectively facilitate ministry in a variety of areas.

What happens if we don't raise all the funds?

If =gifts and three year pledges are not sufficient to take on the entirety of the project, the Church leadership, with input from the congregation, will evaluate priorities and needs to determine the final scope of Phase 1 based on funds raised. The funds raised and decisions for next steps will be clearly communicated to the congregation.

Will we go into debt for this project?

Our intention is to raise all \$8.5 million over a period of three years through gifts and pledges without incurring a mortgage. We currently have a \$400k mortgage on the West Parking Lot. The Elders and Deacons are concerned that we be wise stewards of our resources.

Now to Him who is able to do far more abundantly beyond all that we ask or think, according to the power that works within us, to Him be the glory in the church and in Christ Jesus to all generations forever and ever.